

FOURTH IMPLEMENTATION PLAN
FOR THE
COLLEGE GROVE REDEVELOPMENT PROJECT

For the Period
July 2009 – June 2014

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The Redevelopment Agency of the City of San Diego



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MAP OF PROJECT AREA



**Project Area Profile
College Grove Project Area**

Land Area: Approximately 167 acres

Boundary: The College Grove Shopping Center bounded by State Route 94 to the south, College Avenue to the east, and College Grove Drive to the north and 111 acres of City of San Diego land to the west of the shopping center, including Chollas Lake Park and the closed Chollas Landfill.

Land Use:

1%	Residential
33%	Commercial
66%	Open Space/Park

Date Adopted: May 19, 1986

Date of Amendment:	First Amendment	November 28, 1994
	Second Amendment	July 18, 2006

Time Limit for Effectiveness of Redevelopment Plan: May 19, 2027

Time Limit for use of Eminent Domain: N/A

Time Limit for Incurring Debt: May 19, 2027

Time Limit for Repayment of Debt: May 19, 2037

Tax Increment Limit: \$50,000,000

Current Tax Increment: \$1,232,000

I. INTRODUCTION

This document contains the five-year Implementation Plan for the period July 2009 – June 2014 for the College Grove Redevelopment Project Area (the “Project Area”), administered by the Redevelopment Division of the City of San Diego Department of City Planning & Community Investment. The Implementation Plan is being prepared and adopted in accordance with State Health and Safety Code Section 33490 and related sections. These sections outline the purpose and requirements of the Implementation Plan as follows:

- Agencies were required to adopt their first five-year Plan(s) for existing Project Areas by December 1994.
- Each Plan must state the Agency’s goals and objectives for the Project Area, identify specific programs and expenditures over the next five years, and describe how these goals and objectives, programs, and expenditures will alleviate blight.
- Each Plan must identify approaches to increase, improve and preserve the supply of low and moderate income housing. The Plan must further incorporate a plan to meet mandated housing production, affordability, and targeted income requirements.
- Each Plan may be adopted only after a noticed public hearing has been conducted. The adoption of the Plan does not constitute a “project” within the meaning of the California Environmental Quality Act.

A. Redevelopment Division

The College Grove Redevelopment Project Area is managed by the City’s Redevelopment Division. In addition to managing eleven redevelopment project areas, the Redevelopment Division of the City Planning & Community Investment Department performs general administration for the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency’s meeting docket and official records.

B. College Grove Redevelopment Project Area

The College Grove Redevelopment Project Area was adopted by the City Council of the City of San Diego on May 19, 1986 by Ordinance O-16647. The Project Area encompasses approximately 167 acres generally bounded by State Route 94 to the south, College Avenue to the east, and College Grove Drive to the north. The College Grove Shopping Center property is approximately 56 acres. There are 45 market rate town home rental units located on an approximately two acre parcel at the northeast corner of College Grove Way and College Grove Drive. The balance of the project area, approximately 109 acres, is owned by the City of San Diego (the “City”) and includes Chollas Lake Park, the closed Chollas Landfill, and public rights-of-way.

The Redevelopment Plan has been amended two times since the adoption of the Project Area. The first amendment was adopted by the City Council on November 28, 1994, by Ordinance No. O-18122. The first amendment extended the effectiveness of the Redevelopment Plan to May 19, 2026, and the time limit to receive tax increment and repay loans, advances and indebtedness to May 19, 2036. On July 18, 2006 the City Council adopted Ordinance No. O-19512 which further extended the effectiveness of the Redevelopment Plan to May 19, 2027

and the time limit to receive tax increment and repay loans, advances and indebtedness to May 19, 2037.

II. DESCRIPTION OF BLIGHTING CONDITIONS

The College Grove Shopping Center was in a state of severe physical deterioration at the time of Redevelopment Plan adoption in 1986. The aging Center had been constructed in the early 1960's, and by the mid 1980's the infrastructure of the shopping center was in need of major repair. The lighting and electrical system was inadequate, and the wiring was deteriorated; the air conditioning was partially broken and inadequate; the roof leaked; and many of the buildings were in need of repair. The appearance of the shopping center kept customers away.

The split level design of the shopping center proved to be a barrier to shoppers in fully using the center's stores, and the number of vacant stores increased over the years, resulting in decreased sales tax revenues and further decline in tenants. As the center declined, incidences of gang violence began to occur in the early 1980's, further aggravating the decline in shoppers.

The poor traffic circulation system also contributed to the economic decline of the shopping center. The lack of convenient eastbound access to State Route 94 discouraged would-be shoppers. In addition, the surface streets around the center did not provide for optimum access to the center.

The Agency's redevelopment efforts to date have successfully alleviated a number of blighting conditions in the project area. However, many of these conditions are still present in and around the shopping center site. The College Grove Redevelopment Project Area is characterized by some blighting conditions, including deteriorated buildings, vacant and underutilized properties, inadequate or outdated public improvements, and unemployment and underemployment.

Additional street improvements are anticipated to be needed in upcoming years to address traffic circulation inefficiencies. These improvements are anticipated to include the widening of College Avenue and installation of a traffic signal at the intersection of College Avenue and Livingston Street/SR-94 off-ramp. In addition, a number of improvements are needed at the Chollas Lake Recreation Area to bring the park up to the standards called for in the Chollas Lake Recreation Area General Development Plan.

III. PROJECT AREA GOALS AND OBJECTIVES

The Redevelopment Plan was adopted to eliminate conditions of blight in the Project Area by the acquisition of property, rehabilitation or moving of structures, the construction of building and public improvements, and the development of circulation improvements and related facilities. The specific goals and objectives of the Redevelopment Plan are as follows:

- Eliminate blighting conditions and prevent the recurrence of blight in and about the Project Area;
- Provide for redevelopment and expansion of College Grove Shopping Center as a well-planned and designed regional commercial center which meets community standards, is efficient and profitable, is part of a coordinated land use pattern of commercial and public facilities, and is consistent with adopted plans and zoning ordinances;

- Provide for appropriate types of commercial uses within the Project Area to meet the commercial needs of the area, the community and the region;
- Provide for required community facilities and public services, including recreational facilities;
- Provide an adequate traffic circulation and control system within the Project Area;
- Provide for the installation and improvement of streets, public utilities, sewer and water services necessary to the ultimate redevelopment of the Project Area;
- Mitigate blight resulting from exposure to highway and public rights of way;
- Encourage development and expansion of local commerce and needed commercial facilities to increase local employment and improve the economic climate in the Project Area;
- Provide the direction, purpose and climate for combined public and private investment which will result in benefits to the community as a whole; and
- Provide for very low, low and moderate income housing as required by State law and consistent with the goals and objectives of the community and the Redevelopment Agency.

IV. GOALS AND OBJECTIVES, PROPOSED PROJECTS, AND CONTRIBUTION TO BLIGHT ALLEVIATION FOR THE FIVE-YEAR PERIOD

A. Goals and Objectives

The goals and objectives as noted above, and as more specifically outlined in the Redevelopment Plan, will continue during the five years covered by this Implementation Plan.

B. Proposed Private Projects

The following table describes proposed private projects and their contribution to blight removal:

Project	Project Description	Contribution to Blight Removal
Vacant commercial space	Attract a tenant to move into the commercial space recently vacated by Mervyn's	Improvements to vacant and underutilized properties
Housing Enhancement Loan Program	Forgivable loans of up to \$25,000 for property improvements for owner-occupants of one- and two- unit properties living in the Project Area and within surrounding communities whose gross household income is no greater than 100% of the Area Median Income.	Improvements to deteriorated buildings

C. Proposed Public Improvements

The following table describes proposed public improvement projects and their contribution to blight removal:

Project	Project Description	Contribution to Blight Removal
Installation of a traffic signal	Installation by Cal Trans of a traffic signal at College Avenue and Livingston Street	Replace inadequate and outdated public improvements
Freeway interchange and surface street improvements	Traffic circulation study for a proposed eastbound on-ramp for State Route 94 at College Grove Way and State Route 94	Replace inadequate and outdated public improvements
Installation of street lights	Proposed installation of 26 street lights on College Avenue between University Avenue and College Grove Drive and the installation of 2 street lights on College Grove Drive adjacent to the College Grove Shopping Center	Replace inadequate and outdated public improvements
Sidewalk installation	Proposed installation of a sidewalk on the east side on College Avenue just north of Livingston Street	Replace inadequate and outdated public improvements
Public Park & Ride	Promotion and financial support for the Park & Ride located at the west end of the College Grove Shopping Center	Replace inadequate and outdated public improvements
Improvements at Chollas Lake	Proposed improvements in and around Chollas Lake including repair and replacement of structures, repaving, removal of debris, and improvements to docks and other lake facilities as outlined in the Chollas Lake Park Three Year Development Plan adopted by the Chollas Lake Recreation Council	Replace inadequate and outdated public improvements

D. Proposed Expenditures

The development projects and programs identified in this Plan are dependent upon attracting qualified property owners and developers and obtaining the funds to finance the projects or programs. The expenditures projected for the next five years are anticipated to include costs for Agency project administration and implementation (i.e., site preparation, transportation/infrastructure projects or improvements, and the provision of affordable housing) and potentially debt service payments related to the issuance of debt.

Tax increment revenue is expected to represent the major funding source for Agency programs. In FY 2010 the Agency expects to receive approximately \$656,600 in net new tax increment from the Project Area. Net tax increment is the amount available for new programs after tax-sharing payments, and County administrative fees. The Agency expects the total assessed valuation in the Project Area to rise approximately 2% annually over the next five years. Based

on this assumption, the Agency can expect to receive approximately \$3.4 million in net tax increment over the next five years.

Tax increment growth over the five years of this Plan, which is based on recently updated financial projections are estimated as follows for the five years of this Plan:

Fiscal Year	Gross Tax Increment	Taxing Agency Payments	Net Tax Increment
2010	\$765,700	\$109,100	\$656,600
2011	\$783,100	\$112,300	\$670,800
2012	\$800,900	\$115,600	\$685,300
2013	\$819,000	\$118,900	\$700,100
2014	\$837,400	\$122,300	\$715,100

Twenty percent (20%) of annual gross tax increment revenue is required to be set-aside in the Low and Moderate Income Housing Fund for the development of housing affordable to very low, low and moderate income households. Over the next five years, the Agency anticipates having approximately \$800,000 available in the housing fund.

Fiscal Year	Gross Tax Increment	Taxing Agency Payments	Net Tax Increment	
			Non-Housing Funds	Housing Funds
2010	\$765,700	\$109,100	\$503,500	\$153,100
2011	\$783,100	\$112,300	\$514,200	\$156,600
2012	\$800,900	\$115,600	\$525,100	\$160,200
2013	\$819,000	\$118,900	\$536,300	\$163,800
2014	\$837,400	\$122,300	\$547,600	\$167,500

In 1987 the Agency entered into an agreement with the County of San Diego which provides for annual tax-sharing payments according to the following terms:

Tax Sharing Payments	Calculation of Tax Sharing Payments	
Amounts Due to Section 33676(a) Increases	All property tax revenues attributed to an increase in the rate of tax imposed for the benefit of the County	All property tax revenues attributed to assessed values prior to the effective date of plan adoption
Amounts Due to Base County Tax Rate (the lesser of the following)	50% of property taxes that would have been allocated to the County if there had not been a division of taxes	- or - 11.32% of actual property tax revenue received by the Agency

V. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE PROJECT BLIGHTING CONDITIONS

The on-going project goals and objectives will help ensure continued progress toward alleviation of existing conditions of blight and will facilitate continued re-investment in the Project Area and surrounding communities. With input from the community, periodic reassessment of existing and planned projects will insure that the Redevelopment Plan achieves the objectives stated in Section III of this Plan. Specifically, the current and proposed projects will eliminate blighting conditions in the Project Area in the following ways:

- Provide public improvements to correct current parking and transportation problems, provide improved access through and within the Project Area and surrounding communities, and visually improve the image of the community and Project Area
- Provide public park improvements that benefit the community and visually improve the image of the community and Project Area
- Provide forgivable loans for the rehabilitation of single family homes owned and occupied by low and moderate-income households in the neighboring Oak Park community to improve the health and safety of these homes and alleviate depreciated/stagnant property values

Projects beyond this five-year plan will continue to focus on public and private improvements within and surrounding the College Grove Shopping Center and Chollas Lake and the provision of forgivable loans for the rehabilitation of single family homes.

VI. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROJECTS AND EXPENDITURES WILL IMPLEMENT PROJECT HOUSING REQUIREMENTS AGENCY/CITY WIDE (HOUSING COMPLIANCE PLAN)

California's Community Redevelopment Law requires that not less than twenty percent (20%) of all tax increment generated by the Project Area shall be used for the purpose of increasing the community's supply of very low, low and moderate income housing. Additionally, affordable dwelling units must remain affordable for not less than the period of land use controls established in the project plan (currently 45 years for for-sale units and 55 years for for-rent units). The on-going goal for the Project Area is to develop housing in compliance with current legislation and available Project Area resources.

A. Comprehensive Affordable Housing Strategy

The Redevelopment Agency, comprised of the City's Redevelopment Division, Centre City Development Corporation (CCDC) and Southeastern Economic Development Corporation (SEDC), has formed a collaborative with the San Diego Housing Commission to accelerate and encourage new affordable housing development citywide. This collaborative is referred to as the Affordable Housing Collaborative. In January 2003, leveraging Redevelopment set-aside funds, the Affordable Housing Collaborative issued a Notice of Funding Availability (NOFA) announcing the availability of \$55 million of secured assets to provide gap financing for very low, low and moderate income housing. The Agency has committed the entirety of this \$55 million to eleven projects in various project areas, resulting in 722 affordable units and 1055 affordable bedrooms.

Although the initial funding of the NOFA has been exhausted, affordable housing development proposals requesting local subsidies in the City of San Diego continue to be submitted through different channels to the Redevelopment Agency and/or San Diego Housing Commission. The Affordable Housing Collaborative continues to meet to review projects seeking funding under the Affordable Housing Opportunity Fund and to ensure affordable housing goals are being met by the Agency and the Housing Commission.

In June 2006, the Redevelopment Division obtained four bank lines of credit in an aggregate amount of \$34 million which was dedicated to an affordable housing "Opportunity Fund" to continue to assist with the creation and rehabilitation of affordable housing for low- and moderate-income households and to leverage other affordable housing financial sources. Proposed projects in the Project Area may request funding assistance from the Opportunity Fund.

To provide consistency among the three branches of the Redevelopment Agency (Redevelopment Division, CCDC and SEDC) and streamline the negotiation and approval process for affordable housing projects funded by the Agency, the Collaborative developed the "Expenditure of Low and Moderate Income Housing Fund Policy and Transaction Guidelines" to be utilized in reviewing affordable housing development proposals. These Policy and Transaction Guidelines were approved by the Agency Board on May 20, 2008 via resolution R-04282 and are reviewed on a periodic basis to reflect changing policies and economic conditions.

B. Housing Assistance Programs

The Agency is creating a housing enhancement loan program focusing on the community of Oak Park using College Grove tax increment housing set-aside monies. The program provides forgivable housing enhancement loans of up to \$25,000 for property improvements and up to an additional \$5,000 for energy and water conserving landscape improvements. If approved by the Agency Board, the program will be available to owner-occupants of one- and two- unit properties living in the Project Area or in census tracts 27.05 and 27.06 whose gross household income is no greater than 100% of the Area Median Income.

C. Projects & Expenditures to be Made During the Next Five Years

Up until 2008 there was no housing within the Project Area. Towards the end of 2008, (fiscal year 2009) the first of 45 market rate town homes were constructed in the Project Area just to the north of the College Grove Shopping Center. This created a requirement, over the next ten years, that low and moderate income housing set aside funds generated by this Project Area be utilized for the provision of housing in communities in the vicinity of the Project Area or in other redevelopment project areas. The Project Area's Low and Moderate Income Housing Fund (Housing Fund) had approximately \$400,000 as of the beginning of FY 2009. During FY 2009, \$397,000 was approved for the creation of 14 low-income housing units in the Crossroads Redevelopment Project Area, meeting the 10-year statutory housing production requirement.

Projections of annual Housing Funds anticipated to be generated by the Project Area over the next five years are shown in the following table:

Fiscal Year	Low/Mod Fund
2009-10	\$153,100
2010-11	\$156,600
2011-12	\$160,200
2012-13	\$163,800
2013-14	\$167,500
TOTAL	\$801,200

It is anticipated that the Project Area's Housing Fund will be used to support the forgivable loan program for the rehabilitation of single family homes owned and occupied by low and moderate-income households in communities neighboring the Project Area.

1. Projected Housing Units to be Developed in the Next Five Years

California Community Redevelopment Law requires that the Agency prepare an estimate of the number of new, rehabilitated and price-restricted dwelling units to be developed in the Project Area. These numbers also include the inclusionary housing requirements: units for very low, low and moderate income households. The inclusionary housing requirements state that fifteen percent (15%) of all new or rehabilitated dwelling units developed by public or private activities, other than the Agency, in a redevelopment project area shall be affordable to low and moderate income households. Forty percent (40%) of the 15% inclusionary housing units shall be at affordability levels for very low income households.

Approximately eleven dwelling units could be developed using the Project Area's Housing Fund (assuming a per unit subsidy of \$80,000/unit). However, since the current 10-year statutory housing production requirement has already been met, the Housing Funds will likely be deployed instead for the forgivable loan program for rehabilitation of existing homes, based on feedback from the community. The Housing Fund expenditures will also include costs for housing development, support for the City of San Diego's General Plan Housing Element, and administration.

It should also be noted that the City of San Diego Municipal Code (Chapter 14, Article 2, Division 13) places an inclusionary (affordable) housing obligation on new development. While these new affordable units cannot be counted as production under the Redevelopment Agency's definitions, they are, for all intents and purposes, housing units available to low and moderate income households.

The following table indicates the estimated number of units that will be assisted and the estimated expenditures from the Housing Fund in each of the next five years:

Fiscal Year	New Units	Rehabilitated Units	Housing Fund Expenditures
2010		5	\$125,000
2011		6	\$150,000
2012		6	\$150,000
2013		6	\$150,000
2014		6	\$150,000
Total	0	29 ¹	\$725,000

1. Projected number of homes to be assisted through the Housing Enhancement Loan Program

The Project Area is primarily composed of the shopping center and City owned land, and no additional public or private housing units are anticipated to be constructed in the Project Area in the future.

2. Agency-Developed Units

As required by Section 33490 of the California Community Redevelopment Law, the Implementation Plan must contain an estimate of the number of Agency-developed residential units, if any, which will be developed during the next five years which will be governed by Section 33413(b)(1) and the number, if any, of Agency developed units for very low, low, and moderate income households which will be developed by the Agency during the next five years to meet the requirements of Section 33413(b)(1). Section 33413(b)(1) states that for units developed by the Agency, thirty percent (30%) of all new and rehabilitated dwelling units shall be affordable for low and moderate income households, and not less than fifty percent (50%) of the 30% affordable units shall be affordable to very low income households.

The Agency does not anticipate developing any residential units during the next five years utilizing College Grove Housing Funds.

D. Housing Unit Estimates for the Next Ten Years and the Life of the Plan

Due to the lack of vacant residentially zoned land, it is estimated that no new, substantially rehabilitated or price-restricted residential units will be developed in the Project Area over the life of the Redevelopment Plan (2027). The following table illustrates the anticipated breakdown of total new dwelling units developed and anticipated total new dwelling units for very low, low and moderate income households over life of the Redevelopment Plan (2027) as required by Section 33413(b)(2) of the California Community Redevelopment Law.

Fiscal Year	Total Units	Low & Moderate Income (15%)	Very Low Income (40% of 15%)
2010-2027	0	0	0

The estimated number of new, substantially rehabilitated or price-restricted dwelling units that could be developed outside of the Project Area over the life of the Redevelopment Plan (2027) with Agency assistance is thirty (30) units. The following table illustrates the anticipated total new dwelling units for very low, low and moderate income households to be developed outside the Project Area over the Redevelopment Plan (2027). The actual number of units developed will depend on market conditions and be determined as specific projects are pursued.

Fiscal Year	Total Units	Low & Moderate Income (15%)	Very Low Income (40% of 15%)
2010 - 2021			
2022	5	3	2
2023	5	3	2
2024	5	3	2
2025	5	3	2
2026	5	3	2
2027	5	3	2
TOTAL	30	20	10

E. Very Low, Low and Moderate Income Units Developed in the Project Area

Table A - Details of Housing Production provides a summary of the Project Area's housing production including the number of units that were produced and the amount of Housing Funds used to assist the production of very low, low and moderate income units in the Project Area for the period of the previous implementation plan (2004-2009).

The following table provides the number of units that were produced for families with children and the amount of Housing Funds used to assist the production of such units for the period of the previous implementation plan (2004-2009).

Project	Housing Type	Location	Total Units	Affordable Units	Income Level	Housing Funds
Village Green Apartments	rental	Crossroads Redevelopment Project Area	93	7	low- and very low income	\$397,000

Upon completion of the Village Green Apartments, there will be 93 affordable rental units and one manager's residence. The Redevelopment Agency will record 55-year rent restrictions against 10 units affordable to households with annual incomes of 50% or less of Area Median Income (AMI) and 50 units affordable to households with annual incomes of 60% or less of AMI. The Redevelopment Agency will count 60 of the 92 units towards affordable housing production requirements. The City of San Diego Housing Commission will record 55-year rent restriction against 32 units affordable to households with annual incomes of 60% or less AMI.

Agency assistance of \$397,000 from the College Grove Redevelopment Project Area is anticipated to support the production of six very low-income and eight low-income rental units. In accordance with Redevelopment Law, when tax increment funds are used for the development of affordable units outside of the source project area, a maximum of one-half credit for every unit produced may be awarded to the source project area. Seven production units will be awarded to the College Grove Project Area for this project.

F. Replacement of Dwelling Units Destroyed or Removed

The Redevelopment activities outlined in this Plan do not remove or destroy any housing units currently restricted to low or moderate income families. Where Redevelopment activities are planned, the Redevelopment will destroy a small number of market-rate rental units and replace these units with a much greater number of market-rate and very low, low, and moderate income units. Therefore, it is expected that units removed or destroyed will be replaced to a much greater extent than required by California Community Redevelopment Law. (See Table A)

G. Compliance with Housing Element and Regional Housing Share Requirements

The City of San Diego's regional share of housing need for persons of very low, low, and moderate income is published in the Housing Element of the City's General Plan. According to the City's FY 2005-2010 Housing Element, the proportional share of housing need in San Diego is 23% very low income (10,645 units city-wide), 18% low income (8,090 units city-wide), 19% moderate income (8,645 units city-wide) and 40% above moderate income (18,362 units city-wide).

Section 33334.4(a) of the California Community Redevelopment law requires that the Agency expend Low and Moderate Income Housing funds to assist in the development of housing for persons of very low, low and moderate income in at least the same proportion as the total number of housing units needed for each of those income groups within the community as each of those needs have been identified in the most recent determination pursuant to Government Code Section 65584 (i.e., the regional share of the statewide housing need). Using this definition and a denominator based upon the need for affordable units (total of 27,380 units), the threshold for the expenditure of low- and moderate income housing funds is as follows: 39% very-low income (10,645 units), 29% low income (8,090 units), and 32% moderate income (8,645 units).

In addition, Section 33334.4(b) of the California Community Redevelopment Law states, "Each agency shall expend, over the duration of each redevelopment implementation plan, the monies in the Low and Moderate Income Housing Fund to assist housing that is available to all persons regardless of age in at least the same proportion as the number of low-income households with a member under the age of 65 years bears to the total number of low-income households of the community as reported in the most recent census of the United States Census Bureau."

According to the 2000 census, there are 450,691 households in the City of San Diego. Of those households, 81,124 are "Senior Head of Household". Of those, "Senior Head of Household", 39,751 (49%) are low and moderate income. The total number of low and moderate income households in San Diego is 181,572. Therefore, the ratio of low and moderate income senior households to the total number of low and moderate income households is 21.89% (39,751/181,572).

The Agency will expend Housing Funds in the proportions cited above to ensure compliance with Redevelopment Law. The following table provides the proposed percentages per income that the Agency will expend from the Project Area Housing Fund for housing to match the City's proportional share of housing need for the next five years. Minimum and maximum percentages are the least and most amount the Agency may expend for the income or age category.

Household Type	No. of Households	Percentage of Housing Funds to be Expended	
Income			
Very Low Income	10,645	39%	Minimum
Low Income	8,090	29%	Minimum
Moderate Income	8,645	32%	Maximum
TOTAL	27,380	100%	
Age			
LM Households Under Age 65	141,821	78%	Minimum
LM Household Over Age 65	39,751	22%	Maximum
TOTAL	181,572	100%	

Table B – Housing Expenditures and Proportionality, documents the amount of Housing Fund revenue used during the prior Five-Year Implementation Plan period and for the Project Area since inception for these income categories and for families and seniors. Based upon the expenditures to date and the approved expenditure for the Village Green Apartments project, the Agency has met the legal requirements for expenditures in proportion to the community's housing needs by income category for the 10-year period.

VII. SUMMARY

The Implementation Plan for the College Grove Redevelopment Project sets forth the specific projects planned for the Project Area during the next five years, in accordance with the California Community Redevelopment Law. The major redevelopment activity anticipated for the life of this Redevelopment Plan has already occurred. During the next five years Redevelopment funding and activities are expected to focus on maintaining the shopping center, assisting the rehabilitation of affordable housing in the surrounding neighborhoods and beginning the process to implement street improvements on College Avenue and College Grove Drive and improvements to the Chollas Lake Recreation Area.

**TABLE A – HOUSING PRODUCTION
COLLEGE GROVE REDEVELOPMENT PROJECT AREA**

TOTAL HOUSING PRODUCTION ¹		AFFORDABLE HOUSING (for Low & Moderate Income)									Net Surplus/Deficit		
		Required			Produced / To Be Produced			Less Replacement Units ³					
		Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL	Very Low	Low & Mod	TOTAL			
PREVIOUS 10-YEAR PERIOD (1998 - 2008)													
Agency Assisted		0	0	0	0	0	0	0	0	0	0	0	0
Non-Agency Assisted													
FY98 - FY08		0	0	0									
Outside Project Area					0	0	0	0	0	0	0	0	0
SUBTOTAL ²	0	0	0	0	0	0	0	0	0	0	0	0	0
CURRENT 10-YEAR FORECAST (FY 2010 - FY 2019)													
Agency-Assisted Within Project Area (Estimates)													
Agency-Assisted Outside Project Area (Estimates)													
Village Green Apartments*	93	0	0	0	6	8	14						
Non-Agency Assisted (Estimates)													
Serenata Townhomes (intracorp)**	45	3	4	7	0	0	0						
SUBTOTAL	138	3	4	7	3	4	7	0	0	0	0	0	0
DURATION OF PROJECT AREA (1986 - 2027) COMPARED TO CURRENT PRODUCTION COUNT													
CUMULATIVE TOTAL ⁴	138	3	4	7	3	4	7						
Redevelopment Plan Production Goal	0												
Affordable Housing Goal	0												
*Agency assistance of \$397,000 from the College Grove Redevelopment Project Area supported the production of 14 low-income rental units. In accordance with Redevelopment Law, when tax increment funds are used for the development of affordable units outside of the source project area, a maximum of one-half credit for every unit produced may be awarded to the source project area. Seven production units have been awarded to the College Grove Project Area for this project.													
**Up until 2008 there was no housing within the Project Area. Towards the end of 2008, (fiscal year 2009) the first of 45 market rate townhomes were constructed in the College Grove Redevelopment Project Area just. This created a requirement, over the next ten years, that all statutory low and moderate income housing set aside funds generated by this Project Area be utilized for the provision of housing in communities in the vicinity of the Project Area or in other redevelopment project areas.													
1 Total Housing Production data based upon reports generated from BPIS and PTS data for FY97 - FY08. Errors may occur and may be corrected during subsequent 5-year implementation plan cycle.													
2 Required housing production for individual line items has been rounded to the nearest whole integer. The "cumulative total" is not the sum of the subtotals, but rather the straight 15% and 40% calculation based upon 900 units produced.													
3 Replacement units do not count toward the inclusionary obligation of the redevelopment agency/redevelopment project area and are not counted for the purpose of reporting progress in meeting the project area's inclusionary production requirements.													
4 The "cumulative total" is not the sum of the subtotals, but rather 15% and 40% of the total estimated units produced during the life span of the Project Area. The shaded areas on this line represent progress to-date toward the overall Project Area production targets.													

TABLE B – HOUSING EXPENDITURES AND PROPORTIONALITY
COLLEGE GROVE REDEVELOPMENT PROJECT AREA
Previous Ten Years

	\$ by Household Type			Income Category (# of units)			
	No Age Restriction	Seniors		Very Low	Low	Moderate	Total Restricted
FY 09							0
FY 08							0
FY 07							0
FY 06							0
FY 05							0
FY 04							0
FY 03							0
FY 02							0
FY 01							0
FY 00							0
Subtotal - 10 year period							
Units	0	0		0	0	0	0
\$	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
% of \$ (TO-DATE)	0%	0%		0%	0%	0%	
% of Units (TO-DATE)	0%	0%		0%	0%	0%	
% (TARGET)	78%	22%		39%	29%	32%	
Since Inception 1998 - FY 99							
Units	0	0		0	0	0	0
\$	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Project Area Total							
Units	0	0		0	0	0	0
\$	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
% of \$ (TO-DATE)	0%	0%		0%	0%	0%	
% of Units (TO-DATE)	0%	0%		0%	0%	0%	
% (TARGET)	78%	22%		39%	29%	32%	
Redevelopment Agency Total (To-Date)							
Units	3098	1130		2925	616	687	4228
\$	\$ 104,200,564	\$ 25,039,043		\$ 89,410,088	\$ 18,829,612	\$ 20,999,908	\$ 129,239,607
% of \$ (TO-DATE)	81%	19%		69%	15%	16%	
% of Units (TO-DATE)	73%	27%		69%	15%	16%	
% (TARGET)	78%	22%		39%	29%	32%	